



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN
Assistant City Manager for
Community Development

SUSAN M. GLAZER
Deputy Director for
Community Development

To: Robert W. Healy, City Manager

From: ^{BR} Beth Rubenstein, Assistant City Manager for Community Development

Date: July 30, 2007

RE: Council Order #23 of June 18, 2007: Report on the impact of a possible Residence C zoning district designation for the area subject to the Cott, et al zoning petition.

In response to the above referenced order, we report the following:

The Cott rezoning petition affects a single block in Mid Cambridge containing twenty-four lots, bounded by Broadway, Lee Street, Harvard Street and Hancock Street (see attached map). The block is currently zoned Residence C-1 and the petition proposes to alter that designation to Residence B. During public testimony on the petition at the Ordinance Committee, Residence C was identified as a possible alternate to the petition's proposed Residence B. It is a zoning district that is intermediate in its dimensional requirements between Residence C-1 and B, as the following table indicates.

COMPARISON OF ZONING DISTRICT DIMENSIONAL FEATURES

	Residence C-1 (Existing)	Residence C (Alternate)	Residence B (Petition)
FAR*	0.75	0.6	0.5/0.35**
Height	35 feet	35 feet	35 feet
Lot area/DU	1,500 sf	1,800 sf	2,500/4,000 sf**
Private Open Space	30% of lot	36% of lot	40% of lot

*Does not include any as-of-right bonus for affordable housing

** The second number applies to portions of a lot above 5,000 square feet

The two attached charts analyze the effect of each district's dimensional provisions on the lots in the Cott Petition area in two significant development areas: the number of dwelling units allowed on a lot (Chart 1) and the amount of Gross Floor Area permitted in buildings on a lot (Chart 2). As you would expect, as the zoning district applied to a lot shifts from the least restrictive (C-1) to the most restrictive (B), the amount of Gross Floor area and number of dwelling units allowed is reduced and the number of lots that become non-conforming increases,

with the Residence C district intermediate between the two extremes. The following table summarizes the consequences (although it must be noted that the information, particularly with regard to GFA, is only approximate and detailed review of specific conditions on any particular lot may slightly alter the results shown here).

IMPACT ON LOTS AS ZONING DISTRICT DESIGNATION CHANGES

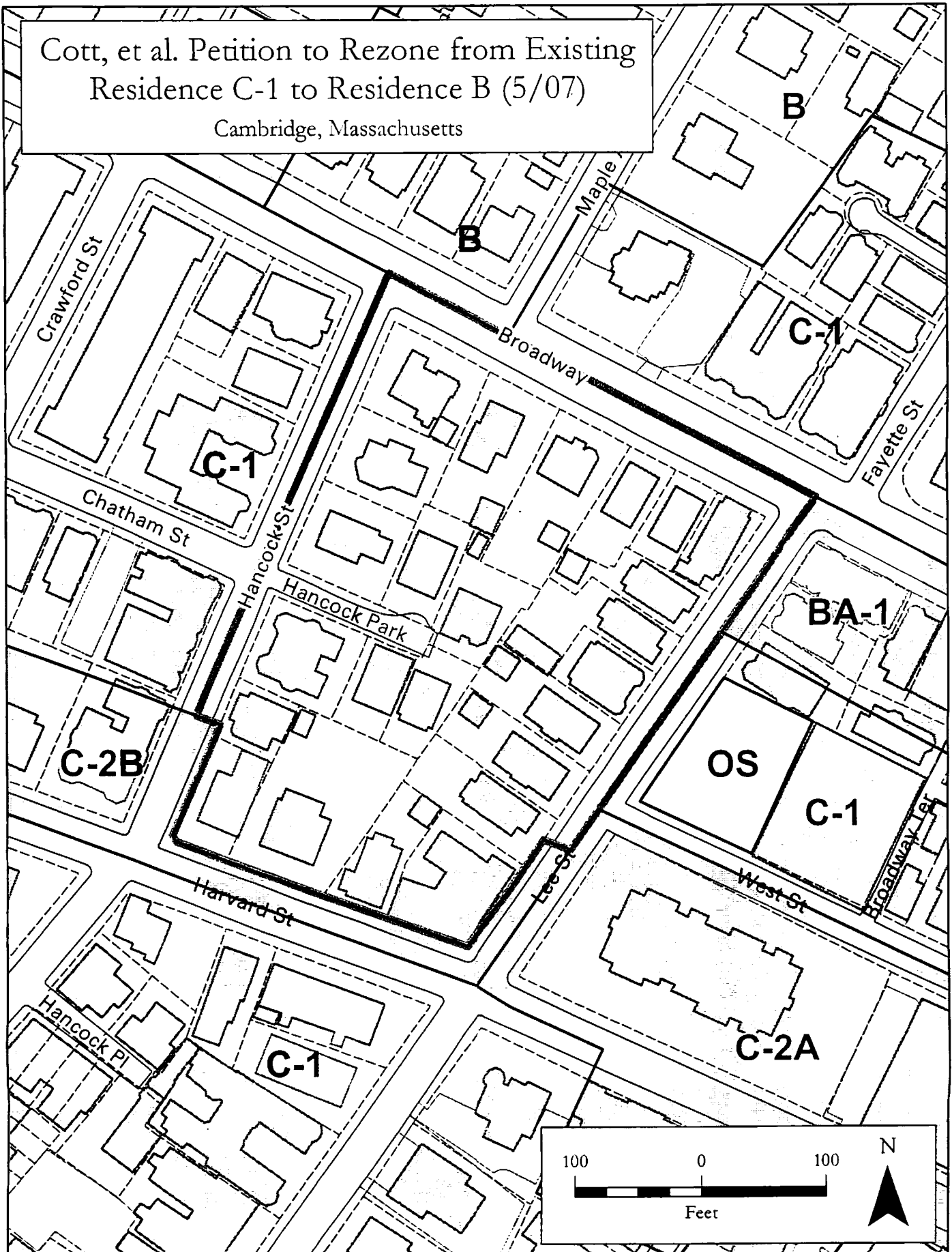
	Residence C-1 (Existing)	Residence C (Alternate)	Residence B (Petition Proposal)
Total Lots Affected	24	24	24
Gross Floor Area			
<i>Conforming lots</i>	13	9	3
<i>Non-conforming lots</i>	11	15	21
Dwelling Units			
<i>Existing total units</i>	67 units	67 units	67 units
<i>Additional units permitted</i>	19 units	12 units	2 units
<i>Conforming lots</i>	19 lots	15 lots	8 lots
<i>Non-conforming lots</i>	5 lots	9 lots	16 lots

Dwelling unit and Gross floor Area density are the most prominent dimensional features regulated in a zoning district. In addition, setback requirements become more restrictive in the move from Residence C-1 to B. The amount of required Private Open Space on a lot increases. A move from either of the C districts to B eliminates multifamily housing as a permitted use in new construction.

While more difficult to analyze, changes in open space and setback requirements will further complicate matters when additional development is proposed on a lot and will likely add to the number of lots that become non-conforming with a shift in zoning district designation.

Cott, et al. Petition to Rezone from Existing
Residence C-1 to Residence B (5/07)

Cambridge, Massachusetts



Parcels in Cott, et al Petition Area Dwelling Unit Conformity, Alternate Base Zoning Options

	Existing Site Conditions			Current Zoning Residence C-1	Alternate Zoning Options	
				Area/DUnit* = 1,500	Residence C Area/DUnit* = 1,800	Residence B Area/DUnit* = 2,500**
Location	Lot Area (sqft)	Existing Units	Existing Area/DUnit*	Additional Allowed Units	Additional Allowed Units	Additional Allowed Units
372 BROADWAY	2,943	2	1,472	in excess of allowed	in excess of allowed	in excess of allowed
374 BROADWAY	2,670	2	1,335	in excess of allowed	in excess of allowed	in excess of allowed
376 BROADWAY	3,913	2	1,957	0	0	in excess of allowed
378 BROADWAY	8,146	1	8,146	4	3	1
380 BROADWAY	7,365	3	2,455	1	1	in excess of allowed
384 BROADWAY	6,000	2	3,000	2	1	0
2 HANCOCK PK	3,960	2	1,980	0	0	in excess of allowed
3 HANCOCK PK	3,395	2	1,698	0	in excess of allowed	in excess of allowed
4 HANCOCK PK	4,861	2	2,431	1	0	in excess of allowed
8 HANCOCK PK	3,078	2	1,539	0	in excess of allowed	in excess of allowed
148 HANCOCK ST	4,500	2	2,250	1	0	in excess of allowed
156 HANCOCK ST	2,500	1	2,500	0	0	0
160 HANCOCK ST	5,758	5	1,152	in excess of allowed	in excess of allowed	in excess of allowed
172 HANCOCK ST	5,621	2	2,811	1	1	0
176 HANCOCK ST	5,155	2	2,578	1	0	0
303 HARVARD ST	7,128	16	446	in excess of allowed	in excess of allowed	in excess of allowed
305 HARVARD ST	4,484	2	2,242	0	0	in excess of allowed
307 HARVARD ST	12,270	2	6,135	6	4	1
41 LEE ST	5,479	2	2,740	1	1	0
43 LEE ST	5,448	2	2,724	1	1	0
45 LEE ST	5,282	3	1,761	0	in excess of allowed	in excess of allowed
47 LEE ST	3,360	2	1,680	0	in excess of allowed	in excess of allowed
53 LEE ST	5,957	4	1,489	in excess of allowed	in excess of allowed	in excess of allowed
55 LEE ST	4,082	2	2,041	0	0	in excess of allowed
SUM FOR BLOCK	123,355	67	1,841	19 additional units	12 additional units	2 additional units

* Area/DUnit refers to the Lot Area (in sqft) divided by the number of Dwelling Units on the lot.

** In the Residence B district, the required lot area is 2,500 sqft for each of the first two units and 4,000 sqft for each of the third and fourth units.
(Multifamily housing is not allowed as-of-right in the Residence B district.)

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Parcels in Cott, et al Petition Area **Floor Area Conformity, Alternate Base Zoning Options**

Location	Existing Site Conditions			Current Zoning Residence C-1 max FAR = 0.75	Alternate Zoning Options	
	Lot Area (sqft)	Existing GFA (sqft)	Existing FAR	Existing FAR as % of Max	Residence C max FAR = 0.60	Residence B max FAR = 0.50*
					Existing FAR as % of Max	Existing FAR as % of Max
372 BROADWAY	2,943	3,624	1.23	164%	205%	246%
374 BROADWAY	2,670	2,640	0.99	132%	165%	198%
376 BROADWAY	3,913	2,810	0.72	96%	120%	144%
378 BROADWAY	8,146	2,665	0.33	44%	55%	74%
380 BROADWAY	7,365	3,501	0.48	63%	79%	105%
384 BROADWAY	6,000	3,683	0.61	82%	102%	129%
2 HANCOCK PK	3,960	3,999	1.01	135%	168%	202%
3 HANCOCK PK	3,395	3,900	1.15	153%	191%	230%
4 HANCOCK PK	4,861	2,144	0.44	59%	74%	88%
8 HANCOCK PK	3,078	3,536	1.15	153%	191%	230%
148 HANCOCK ST	4,500	3,861	0.86	114%	143%	172%
156 HANCOCK ST	2,500	2,202	0.88	117%	147%	176%
160 HANCOCK ST	5,758	6,208	1.08	144%	180%	224%
172 HANCOCK ST	5,621	2,980	0.53	71%	88%	110%
176 HANCOCK ST	5,155	4,380	0.85	113%	142%	171%
303 HARVARD ST	7,128	18,496	2.59	346%	432%	570%
305 HARVARD ST	4,484	2,430	0.54	72%	90%	108%
307 HARVARD ST	12,270	4,796	0.39	52%	65%	95%
41 LEE ST	5,479	2,890	0.53	70%	88%	108%
43 LEE ST	5,448	3,176	0.58	78%	97%	120%
45 LEE ST	5,282	3,289	0.62	83%	104%	127%
47 LEE ST	3,360	3,500	1.04	139%	174%	208%
53 LEE ST	5,957	3,570	0.60	80%	100%	126%
55 LEE ST	4,082	2,360	0.58	77%	96%	116%
SUM FOR BLOCK	123,355	96,640	0.78	104%	131%	158%

* Under Residence B regulations, the maximum FAR is 0.50 for the first 5,000 square feet of lot area, and 0.35 for all additional lot area.

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conforming	not conforming
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